WARRANTY DEED

Karen Johnson Davidson County
Batch# 1140746 DEEDWARR
05/29/2024 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20240529-0039864

State of Tennessee
County of ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 7/24/24

(AFFIX SEAL)

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
John V. Abraham	Fairway Independent Mortgage Corporation	147-11-0-109.00
(NAME)	(NAME)	
5000 Lewisdale Court	4750 S. Biltmore Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Madison, WI 53718	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY A FACILITATOR PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Joshua Grahe and Yasmin Bahora, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John V. Abraham and Gemma B. Abraham, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 520 on the Plan of Whispering Hills, Section II-C(2-C), of record in Book 2663, pages 66 and 67, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Grahe and Yasmin Bahora, husband and wife, by Warranty Deed from Stephen W. Ross, married man, joined by spouse, Erin Reynolds Ross, dated December 13, 2016, of record in Instrument No. 20161219-0133098, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5000 Lewisdale Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 2663, pages 66 and 67; Agreement for dedication of easement for sanitary sewers and/ or storm drainage of record in Book 6165, page 628; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 28th day of May, 2024.

Joshua Grahe

Yasmin Bahora

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joshua Grahe and Yasmin Bahora, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of May, 2024.

Notary Public
My Commission Expires:

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

File No.: 38467

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/28/24 (date of document).

Jennifer Russell
Affiant Signature

5/29/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

